

CITY COUNCIL  
ATLANTA, GEORGIA

02-0 -0478

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-02-14  
2-12-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2176-8 Ralph David Abernathy Boulevard, S.W.** be changed from the **R-5 (Two-Family Residential)** District, to the **C-1 (Community Business)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **139** of the **14<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

## LEGAL DESCRIPTION

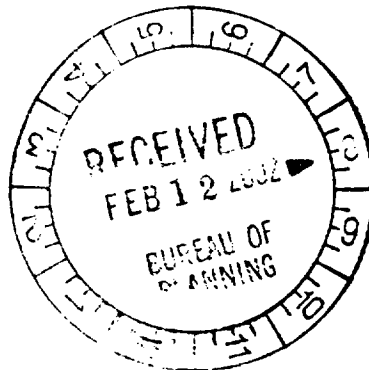
ALL THIS TRACT OR PARCEL OF LAND LYING IN LAND LOT 139 OF THE 14<sup>TH</sup> DISTRICT, CITY OF ATLANTA, FULTON COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF RALPH DAVID ABERNATHY BOULEVARD ( 60' R/W ) AND THE WESTERLY RIGHT-OF-WAY OF ATWOOD STREET ( 40' R/W ) THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF ATWOOD STREET S00°29'57"W A DISTANCE OF 150.00' TO A POINT ; THENCE LEAVING SAID RIGHT-OF-WAY OF N88°59'37"W A DISTANCE OF 54.60' TO A POINT; THENCE N00°33'59"E A DISTANCE OF 156.00' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF RALPH DAVID ABERNATHY BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY, S82°42'23"E A DISTANCE OF 54.80' TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 8,340 SQUARE FEET OR 0.19 ACRES.

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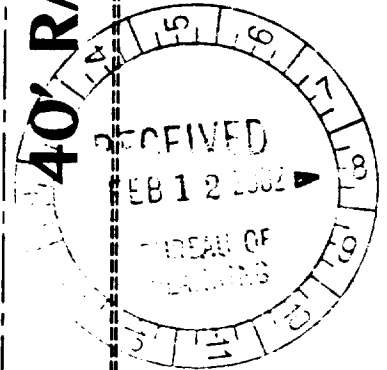
Z-02-14



60' R/W

# ATWOOD STREET

40' R/W



L-0274

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